

## MEMBERS' UPDATE

### Planning Committee –10 January 2018

Site Address: Arborfield Cross Relief Road, Arborfield  
Application No: 172209, Pages 11-64

No update.

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Site Address: Strowdes, Kenton Lane, Upper Culham  
Application No: 173097, Pages 65-86

Update to recommendation:

Following the receipt of no objection from the Council's Ecology expert, the recommendation should now read:

APPROVAL subject to the following conditions and the completion of a S106 which links a number of ancillary applications to the main dwelling and ensure that any extant permissions that conflict with this application are not implemented:

Update to conditions:

Condition 6 – Protection of Trees:

All works shall be undertaken in accordance with 'Site Tree Protection Plan' drawing number 0151-011-PO. The fencing, as outlined within the submitted plan, shall be erected prior to any construction works taking place and shall remain in place until such a time the risk of damage to the trees from the construction and development phase has passed.

*Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

Condition 13 – Landscape and Ecological Maintenance Plan

The development shall be implemented in accordance with the submitted Proposed Landscape Masterplan (Dwg no. 051\_1101), Park Place Estate IEMP (August 2017 update), and the recommendations made in the 2017 Ecological Update (Cotswold Wildlife Surveys, October 2017) unless otherwise agreed in writing by the local planning authority.

*Reason: To secure appropriate ecological measures that will bring net biodiversity benefit as appropriate under the NPPF para 109.*

Condition 16 – Construction Management Plan

The development shall be implemented in full accordance with the submitted document 'Construction Management plan Rev A' received by the Local Planning Authority dated 09 January 2018 unless otherwise agreed in writing by the local planning authority.

*Reason: In the interests of highway safety & convenience and neighbour amenities.*

*Relevant policy: Core Strategy policies CP3 & CP6.*

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## Pre-emptive site visits

### **172331 - Matthewsgreen Farm**

Application for the approval of Reserved Matters pursuant to Outline planning consent O/2014/2242 for the erection of a new Community, Primary and Nursery school building with associated access off Road 24, parking and landscaping including the provision of playing fields and hard court play area. (Appearance, Landscaping, Layout and Scale to be considered.)

*Reason: to assess the suitability of the site for the development proposed*

### **173053 - 24 Murdoch Road, Wokingham**

Full application for the proposed erection of 8no apartments, following the demolition of the existing building which comprises 4no flats.

*Reason: to assess the impact of the development on the character and appearance of the area.*

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## Non-householder appeal decisions

<b>Address</b>	<b>Development</b>	<b>Decision</b>	<b>Main planning issues identified/ addressed</b>
The Stables, Lower Sandhurst Road, Finchampstead	Use of the land for the stationing of additional caravans for residential purposes together with the formation of hardstanding and utility/day room	Dismissed	<ul style="list-style-type: none"> <li>- Development not in a sustainable location.</li> <li>- Harm to the character of area and countryside</li> <li>- Council able to demonstrate adequate supply of gypsy and traveller sites</li> <li>- Personal circumstances not sufficient to outweigh harm</li> </ul>
Land adjacent to Fredericks,	Erection of a single two storey dwelling	Dismissed	<ul style="list-style-type: none"> <li>- Inappropriate development in the Green Belt</li> </ul>

Bath Road, Knowl Hill	house including attached single storey garage		<ul style="list-style-type: none"> <li>- Harm to character of surrounding area</li> <li>- Development not in a sustainable location</li> <li>- No harm to highway safety identified</li> </ul>
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**QUARTERLY ENFORCEMENT MONITORING INFORMATION**  
**PLANNING COMMITTEE Jan 2018**

**RFS CASES 1 Oct – 31 Dec 2017**

Number on hand 1 Oct	216
Number received	182
Number closed	172
% closed in 8 weeks	55%
Number on hand 31 Dec	226

Reasons for closure	Number	%
Other	3	1%
No breach of planning control	103	60%
Not expedient to pursue	5	3%
Voluntary compliance	34	20%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	22	13%
Notices served	5	3%

**SUMMARY OF NOTICES/PROSECUTION for period 1 Oct – 31 Dec 2017**

Notice Type	Number Served
Enforcement Notices	2 (Pinecopse, Nine Mile Ride 6 Johnson Drive)
Stop Notices	0
Temporary Stop Notices	0
Breach of Condition Notices	1 (Sibly Hall)
Section 215 Notices	0
Prosecutions	Carney Construction
Direct Action	0
Injunctions/Orders	Hatch En Tann, Bearwood Road, Barkham

**APPEALS AGAINST ENFORCEMENT NOTICES 1 Oct – 31 Dec 2017**

Number of enforcement appeals lodged: **Total 1** Mallards

Number of enforcement notice appeals determined: **Total 2** Rivermead Farm, Wargrave Road and Land adj 18 Barkham Ride

Number of enforcement appeals withdrawn: Total 1 Beech Lane

Enforcement appeals public inquiries pending: Kybes Lane (March 2018), Nelsons Lane (Jan 2018)

**SUMMARY OF ENFORCEMENT APPEAL DECISIONS**

Reference: RFS/170721

Address: Lower Rivermead Farm, Wargrave Road

Breach of planning control: Formation of a raised earth platform

Appeal outcome: Dismissed

Inspector's findings: The raised platform constitutes an inappropriate, incongruous and alien feature in the countryside.

Reference: RFS/2016/082894

Address: Land adjacent to 16 Barkham Ride, Finchampstead

Breach of planning control: Construction of a number of outbuildings and stationing of a caravan to form residential accommodation

Appeal outcome: Dismissed

Inspector's findings: The design, built form and position of the buildings does not integrate well with the character of the area

Report Author: Marcia Head